

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		PLEASANT ST, ARLINGTON

## OWNERSHIP

Owner 1:	PICARIELLO DAVID			
Owner 2:	LYNN KATHERINE C			
Owner 3:				
Street 1:	100 PLEASANT ST #11			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02476	Type:		

## PREVIOUS OWNER

Owner 1:	RODRIGUEZ-ORELLANA MANUEL & -		
Owner 2:	PIZZARO-FIGUEROA MARIA -		
Street 1:	100 PLEASANT ST #11		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1880, having primarily Wood Shingle Exterior and 755 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	355,700			355,700		136150
							GIS Ref
							GIS Ref
Total Card	0.000	355,700			355,700	Entered Lot Size	
Total Parcel	0.000	355,700			355,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	471.13	/Parcel:	471.1	Land Unit Type:	Insp Date
							07/26/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	102	FV	350,700	0	.		350,700	350,700	Year End Roll	12/18/2019	PRINT	
2019	102	FV	357,700	0	.		357,700	357,700	Year End Roll	1/3/2019		Date
2018	102	FV	317,600	0	.		317,600	317,600	Year End Roll	12/20/2017	12/10/20	23:56:56
2017	102	FV	290,500	0	.		290,500	290,500	Year End Roll	1/3/2017		
2016	102	FV	290,500	0	.		290,500	290,500	Year End	1/4/2016	LAST REV	
2015	102	FV	269,200	0	.		269,200	269,200	Year End Roll	12/11/2014	Date	Time
2014	102	FV	257,400	0	.		257,400	257,400	Year End Roll	12/16/2013	12/07/20	11:08:53
2013	102	FV	257,400	0	.		257,400	257,400		12/13/2012	mcmakin	

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	Measured	DGM	D Mann
6/18/2015	Permit Insp	PC	PHIL C
8/24/2005	Fieldrev-Chg	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_/\_\_/\_\_  
MM/DD/YYYY



**Patriot**  
Properties Inc.

## USER DEFINED

Prior Id # 1:	136150
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99 - Condo Conv			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	3 - BrickorStone			
Frame:	1 - Wood			
Prime Wall:	1 - Wood Shingle			
Sec Wall:				%
Roof Struct:	1 - Gable			
Roof Cover:	1 - Asphalt Shgl			
Color:	GREY			
View / Desir:	N - NONE			

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	643-0336,Building Number 1.

## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1880	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	17.000000000
Name:	13 - 6026

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 3		BRs: 1		Baths: 1		HB						

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

[illegible]

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GD - Good	18.
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	398.210
Other Features:	60500
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	436990
Depreciation:	81280
Depreciated Total:	355710

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	481.83	
Special Features:	0	Val/Su Net:	471.13	
Final Total:	355700	Val/Su SzAd	471.13	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	755	398.210	300,64
Net Sketched Area:		755	Total:	300,64
Size Ad	755	Gross Are	755	FinArea

### SUB AREA DETAIL

[illegible]

**IMAGE**

**AssessPro** Patriot Properties, Inc

